



GILSON GRAY

LAW • PROPERTY • FINANCE

224 RAVENSBY ROAD

Carnoustie, Angus, DD7 7NW



Offering a generous reception room, a kitchen, two bedrooms, and a bathroom, plus low-maintenance gardens and access to unrestricted on-street parking, this end-terrace house is situated within an established residential area of Carnoustie. It lies within enviable easy reach of all the town has to offer, such as shops, schools, transport links (including train stations), scenic outdoor spaces, golf facilities, and the beach.

Extras: A freestanding cooker will be included in the sale. Please note, no warranties or guarantees shall be provided for the appliances.



FEATURES

- End-terrace house in Carnoustie
- Part of an established residential development
- Enviably close to amenities and the beach
- Entrance hall with storage
- Generous, dual-aspect living/dining room
- Kitchen with garden access
- Two double bedrooms with storage
- Four-piece family bathroom
- Low-maintenance front and rear gardens
- Unrestricted on-street parking



"THE HOME OFFERS A
BLANK CANVAS FOR
ITS NEW OWNERS TO
STYLE TO THEIR
OWN TASTES."



EPC RATING:

F

COUNCIL TAX BAND:

B

VIEWINGS

By appointment with Gilson Gray on 01382 201 000



GILSON GRAY

LAW • PROPERTY • FINANCE

GILSONGRAY.CO.UK

Ground Floor

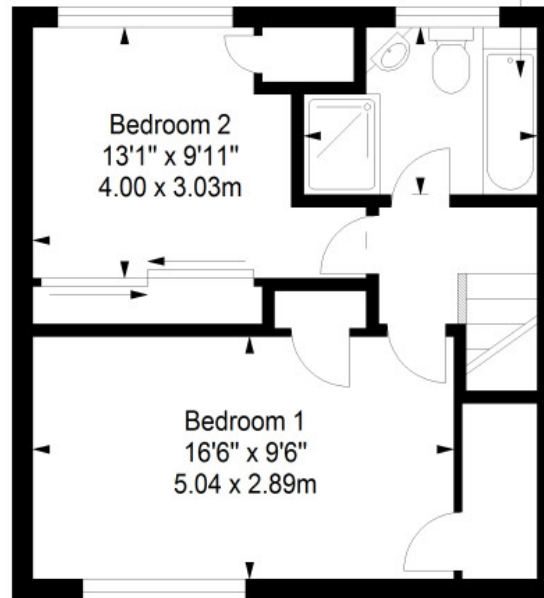
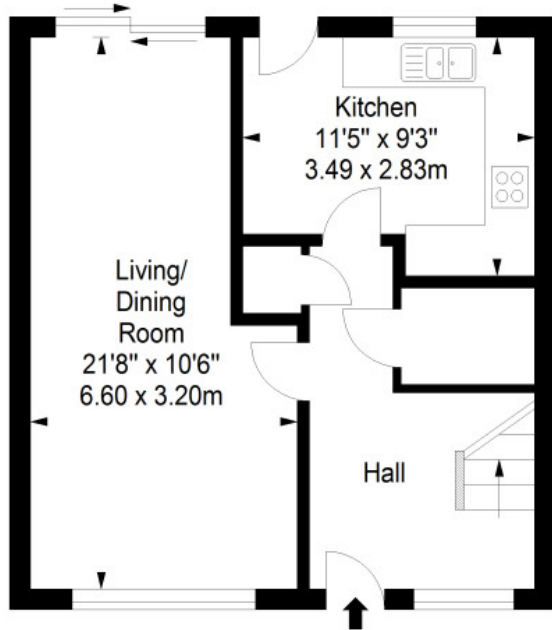
Approx. 39.9 sq. metres (429.5 sq. feet)

First Floor

Approx. 39.9 sq. metres (429.5 sq. feet)



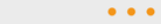
Bathroom
9'3" x 6'6"
2.83 x 1.98m



Total area: approx. 79.8 sq. metres (859.0 sq. feet)

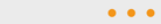
EDINBURGH

29 Rutland Square
EH1 2BW
0131 516 5366



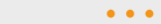
GLASGOW

160 West George Street
G2 2HQ
0141 530 2021



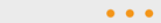
EAST LOTHIAN

33 Westgate
EH39 4AG
01620 893 481



DUNDEE

2 West Marketgait
DD1 1QN
01382 201 000



BORDERS

01890 880 008



@gilsongrayprop | gilson gray property | gilson gray property | @gilsongrayprop

These particulars were prepared on the basis of our own knowledge of the local area and, in respect of the property itself, information supplied to us by our clients; all reasonable steps were taken at the time of preparing these particulars to ensure that all details contained in them were accurate. All statements contained in the particulars are for information only and all parties should not rely upon them as statements or representations of fact. In particular, (a) descriptions, measurements and dimensions, which may be quoted in these particulars are approximate only and (b) all references to conditions, planning permission, services, usage, constructions, fixtures and fittings and movable items contained in the property are for guidance only. Our clients may instruct us to set a closing date for offers at short notice and therefore if you wish to pursue interest in this property, you should immediately instruct your solicitor to note interest with us. Our clients reserve the right to conclude a bargain for the sale of the above subjects or any part thereof ahead of a notified closing date and will not be obliged to accept either the highest or indeed any offer for the above subjects or any part thereof. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order.